

***Village of Barrington
Plan Commission
Minutes***

Date: February 10, 2004

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Bhagwant Sidhu
Harry Burroughs

Staff Members: Jeff O'Brien, Acting Senior Planner
Erin Emerick, Recording Secretary

Call to Order

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, present; Steve Mack, absent; John Rometty, absent; Steve Morrissey, absent.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the petitions and the procedure.

Approval of Minutes

December 9, 2003

Mr. Larsen stated that on page 2, the spelling of ? should be fixed. Also noted on page 5, "lubers" should be "luvers."

Mr. Larsen motioned to accept minutes as amended. Mr. Burroughs seconded. Voice vote recorded all yes.

Old Business

PC 03-06 Cook Street Plaza Amendment (NW Corner of Cook & Station Street)

Petitioners: Ben Borkon, architect; Bill Braithwaite, owner/representative, Jason Dolan, engineer

Mr. Bill Braithwaite, 2800 W. Higgins Rd

Mr. Braithwaite stated that the PC already made their recommendation to the Board of Trustees. At the last meeting, their primary focus was that they were going to 2-level garage. He said they went to the ARC, who asked about the setback- petitioners said they were following the Zoning Ordinance. ARC made it clear that they did not want the setback. At their last meeting the petitioners showed drawing with no setback on 3rd floor. He stated that there is no technicality before the PC tonight, but since the petitioners have changed their plans since last time they were before the PC, they wanted to come back and give PC the opportunity to look at what they were now doing.

Mr. Ben Borkon, 493 Woodview

He stated that the ARC preferred to have wall go straight up and down without the 3rd floor setback. Mr. Borkon showed previous plans and current (changed) plans.

Ms. Bush asked if they had an architect's rendering of the building without the setback.

Mr. Borkon said he had a sketch, which he showed on the overhead. Said the drawing was showing Station St.- 2 walls directly over each other, and 3rd floor wall that was previously setback.

Mr. Burroughs asked if that only occurs on Station St.

Mr. Borkon said yes, there were no changes along Cook St.

Ms. Bush asked if Cook St. side was still back 4 feet.

Mr. Borkon said there were no changes made to Cook St. side, there was no setback originally. They still have balconies and various recesses.

Mr. Larsen asked if there was originally a setback on Hough St. side also.

Mr. Borkon said that there was a rear yard setback on their property line. He said he thinks at one time there was a setback on that 3rd floor, but not recently. He stated they haven't changed it.

Ms. Bush asked if building now goes straight up on all 4 sides.

Mr. Borkon said not exactly. On West side they do go straight up, on North side, goes straight up all 3 stories. Issue here is to address what they did on Station St. at the request of ARC.

Mr. Burroughs asked about issue of the Zoning Ordinance- are they now in violation?

Mr. Braithwaite said it would be in violation of Zoning Ordinance, but the nature of public hearing allowed for special use. When it goes before Village Board it will be handled in final documents.

Ms. Sidhu asked if they went back to ARC after the improvement.

Mr. Braithwaite said they will have at least one more meeting with ARC sometime in March. Said they are working on changes that they had requested. After that they will go to Village Board for final approval.

Mr. Larsen said in his discussion with ARC, they thought it was appropriate to pull the walls forward because it was more aesthetically pleasing.

Mr. Braithwaite said he agrees with that.

Ms. Bush said they will accept what the ARC has requested. Stated that the PC appreciates the petitioners coming.

New Business

PC 03-08 Marquardt of Barrington (1421 Barrington Road)

Petitioners: Kurt Marquardt, owner

Ms. Bush swore in anyone speaking for the petition. Asked if any member of the public wanted to address the issue.

Mr. Kurt Marquardt, 1077 Wakefield Dr., Elgin, owner

Ms. Bush asked if he had the requisite notices.

Mr. Marquardt presented them. He gave a project summary. Stated they have been in Barrington for 50 years and not made any major modifications since 1972, now they find it necessary for appearance, parking, facility, etc. it is time for renovation. Mr. Marquardt stated they will have a couple phases:

- 1) This goes with what GM has required- petitioners want to change the entrance for more clarity. Thinks they are only car dealership without signage on building. Said the lighting has affected business in the evening- want to put lights across the front.
- 2) Along with expanding service department in back, add quick lube in back, more efficient
- 3) Paving back lot, in technical review they are requiring that, but it is further down the road in timeline.

Mr. Marquardt asked for questions.

Mr. Larsen commented on the construction schedule. Stated that he understands phase 1, does not understand phase 2. Does that fall in March-June period?

Mr. Marquardt said they would love to do phase 2 at the same time as phase 1, but reason they will not is pending their budget. Stated they would love to expand the back, but it is a money issue. Stated they are required to do entrance for GM, which is phase 1- their primary focus. Says it is purely budgetary concern whether they will be able to do phase 2 at the same time.

Mr. Larsen said for planning and sketching viewpoint for the Village, it would be beneficial to do them (phases 1 and 2) back to back.

Mr. Marquardt said that is what they intend to do, within a short period of time. Stated they are not sure what they will run into expense-wise.

Mr. Larsen said if they extend it too long, they could potentially have to come back and see PC again. Asked for them to do phase 1 and 2 and come up with dates for phase 3.

Ms. Bush said it looks like it (the project) goes until 2007, which ends with phase 3 (the parking lot).

Mr. Burroughs said that phase 3 will be in 2006 and 2007.

Mr. Marquardt said they would love to have everything done before summer, with the exception of the parking lot in back.

Mr. Larsen asked if it wouldn't include expansion of service area?

Mr. Ron Kotecki, design engineer, general contractor

Mr. Kotecki stated that the logic would be to first gain final approval for the drawings, then go out and do the costing for phase 1 and phase 2, and submit end result to Marquardts. Then the petitioners can determine if they want to do phase 1 and 2 at the same time, which is their wish.

Ms. Bush asked Mr. Kotecki if he sees phase 3 going in 2006, 2007.

Mr. Kotecki said the hope would be that improvements of phase 1 and 2 will increase revenue and phase 3 will be able to move up in the timeline.

Mr. Larsen asked if he was saying that designs were not final.

Mr. Kotecki said it was being critiqued by the Marquardts at the moment. Said they are nearing end stages and going for their permit.

Mr. Larsen asked about front entrance design.

Mr. Marquardt said that is a final design.

Mr. Larsen stated that the un-finalized part is the addition to the rear service area and car wash.

Mr. Marquardt said the concept is correct, they may end up not doing the quick lube because of budget. Want to get phase 1 done and then they will see, may just extend the back of the shop and leave the car wash for the future. Stated that they currently have capability to do car wash and oil change inside the building, but for convenience, they want to revamp the back area of the property. Said phase 1 designs are final.

Mr. Burroughs asked about the site work drawing with retention ponds and everything else- what phase is it?

Mr. Larsen said that is phase 3.

Mr. Marquardt said it is existing gravel lot, as soon as they pave it, it is changing flow of water, etc. so those things will have to be done in phase 3.

Ms. Sidhu asked about construction of West parking lot- what is involved?

Mr. Marquardt said that would be phase 1- moving existing lights out another 16-17 feet and paving, make flow of traffic around building better. Parking lot isn't currently large enough for customers to come in, and to also have cars on display in the front. Said they are going basically 1 car lane out for better flow.

Mr. Kotecki said that the building doesn't have an easily identifiable entrance. Stated that GM suggested they identify the replication of 2 ends of the building to the front of the building. As you extend the entrance forward, it helps with identification; everything is being moved forward.

Mr. Burroughs asked if they were adding ramp and entrance area into the lower level service bay – is that new?

Mr. Larsen said that is an existing ramp.

Mr. Marquardt said that is a handicapped ramp, which is new and brings it up to code.

Mr. Burroughs asked if bathrooms were part of phase 1.

Mr. Marquardt said entire interior was phase 1. Footprint of building may not change- whole push to get done is bringing everything up to code with the interior floor plan, etc. Would like to have shop expanded further back, but it is matter of money.

Mr. Larsen asked Mr. O'Brien about uncertainty of phase 2 and 3- can they approve phase 1 tonight, then when they make decision to go ahead with phase 2 and phase 3, can they come back without additional fees?

Mr. O'Brien said no. If they were to come back, it would be amendment to the plan development. Ideally Staff would like phase 1 and phase 2 approved to avoid them going through the process again. If their plans substantially deviate from their current plans, they will have to come back for revision to plan development. That would be at the time of building permit.

Ms. Bush said that Mr. O'Brien would like them to approve phase 1 and 2, then defer the approval of phase 3.

Mr. O'Brien said that is Staff's opinion, but if the PC members are only comfortable approving phase 1, and holding off on phase 2 and 3, they can do that.

Mr. Larsen asked under normal circumstances, they would not have to come back for phase 3.

Mr. O'Brien said that is true. Said that in this case they are required to do a plan development before they can issue site development permit.

Mr. Burroughs asked if they do decide to do phase 2, assuming business has expanded, they will need car storage space. Is the Village happy with use of gravel lot that is currently existing?

Mr. O'Brien said that Staff is requiring them to pave back lot. In Zoning Ordinance gravel parking lots are no longer permitted. Staff would suggest that PC set time period they are allowed before they must have it paved and Staff will go along with that recommendation.

Ms. Bush asked for any other questions.

Mr. Burroughs asked about the front yard driveway work- asked if issues had been resolved regarding what they can and can't do with parking cars.

Mr. O'Brien asked if he was talking about 100 foot setback from Barrington Rd.

Mr. Burroughs said he remembered hearing about parking too close to the road- worried about problems with that issue.

Mr. O'Brien said their display space for cars in front will not go any further than concrete pad that is there now, which is no where near the right-of-way. Said they did not do comparison with Motor Werks property, but he assumes the Marquardt's are a little closer.

Mr. Larsen said if you look at Wickstrom Ford, Champion Dodge, and Lincoln Mercury dealer, thinks Wickstrom Ford is encroaching that 100 foot setback. It was resolved that it was allowable. Thinks their setback is much greater than the Marquardt's.

Mr. O'Brien said 100 foot setback isn't for car dealership, is for Barrington Rd. Said the boundary agreement between the Village of Barrington and Barrington Hills has now expired. Staff has looked into how this development will affect the 100 foot setback on Barrington Road. Deals with issues of cars parking on IDOT right of way, their (Marquardt's) parking lot is still setback a good 50 feet from Barrington Road right of way.

Mr. Larsen asked about phase 2- do they have any timeframe in mind when they will know economically if they will do phase 2?

Mr. Marquardt said that before they go for permits, the budget for the project will be set, so they will know before then.

Mr. Larsen said they may put a time stipulation on phase 2 tonight, but they want to be reasonable. Asked if they have rendering of what it will look like.

Mr. Marquardt said that they had made changes to it since seeing ARC.

Mr. Larsen said enhancements to front of building are very aesthetically pleasing.

Mr. Burroughs asked what ARC said about vertical slab sign, been okayed?

Mr. Marquardt said the ARC thought it was overall improvement. The ARC did want it to be tope instead of blue, but that was out of their control.

Ms. Bush thanked the petitioners.

Staff Report

Mr. O'Brien stated that the project requires 2 exceptions from Zoning Ordinance: 1) sign filler- element is 22 ½ feet high and approx. 185 sq. feet of surface area (for entire feature)- occupies about 56 sq feet. Under sign ordinance, the maximum height for monument sign on lot with 320 plus feet is 12 feet height. Additionally the logo will have 3 brand names on it, sign ordinance only allows 1 per sign. There are additional exceptions for re-facing the directional signage to bring up to date, Staff has requested this to allow for directional signage to point to shop. 2) setback- 100 ft setback along Barrington Rd- current parking area already encroaches on that setback, paving will not increase this setback, Southwest corner of building will be encroaching into 100 foot setback by 9 feet. Staff has looked at the boundary agreement that has expired, but is Zoning Ordinance requirement right now. Staff believes both exceptions are consistent with intent of Zoning Ordinance. ARC has reviewed sign package, had no problems. Marquardts will have to go back to ARC for final approval.

Mr. O'Brien discussed the comprehensive plan- property is Special Planning Area (17)- commercial uses are appropriate for property- includes auto sales. Also states environmentally sensitive area shall be protected- extension of paving is approaching that area, but should still supply sufficient buffer. Staff believes development is sensitive to neighbors on West side of Barrington Road is and is meeting intent of comprehensive plan. Zoning Ordinance standards for special use plan development- Staff has found it is in compliance with all 18 standards. Based on staff's findings- recommend approval with conditions:

- 1) Building and parking areas shall be granted exception for the 100 ft setback on Barrington Rd.
- 2) Proposed signage will require exception and that signage shall be consistent in color and design- all signage on property shall be consistent in color and design (new and existing).
- 3) Garbage enclosure shall be submitted to ARC for approval- final plans shall indicate this.
- 4) All work on Eastern portions of lot shall be consistent with Village requirement for storm water management and finished surface. Final plans submitted prior to work.
- 5) Location of all above and below ground storage tanks shall be provided in plan. Petitioner shall provide separate fire and water domestic lines into building.
- 6) Planting shall be performed at appropriate season and final landscaping plan shall be submitted to Village for approval.

Ms. Marsha Foster, 590 W. Russell St. Barrington, representing family who owns The Barn Stated that she thinks everything looks great and they are good improvements.

Mr. Burroughs asked how she felt about shared driveway.

Ms. Foster said it has been like that forever.

Mr. Larsen said that was a compromise between Marquardts and Village Of Barrington, allowing The Barn to use that driveway.

Mr. Burroughs asked if Village had any comments on driveway.

Mr. O'Brien said it did not really come up.

Ms. Bush agrees that she would like timeframes for phases. Suggestion is that phase 1 be completed in 2004. She would like to see commitment for phase 2 completed in 2005. Phase 3- suggests 2006 for the paving. Ms. Bush stated that she doesn't want to make the Marquardts come back. She explained what phases 2 and 3 would entail.

Mr. Burroughs would like to make phase 3 go until 2007.

Ms. Sidhu asked if they don't do it by that time, they have to come back?

Ms. Bush said yes. If they don't complete it in that timeframe they have to come back and re-petition.

Mr. Larsen motioned to approve petition 03-08 and incorporate staff's recommendations and also add that Phase 1 be complete by December 31, 2004, Phase 2 be complete by December 31, 2005, and Phase 3a and 3b completed by December 31, 2007. Mr. Burroughs seconded.

Roll Call Vote: Ms. Sidhu- yes, Mr. Burroughs- yes, Mr. Larsen- yes, Ms. Bush- yes

Motion carries: 4-0.

Mr. O'Brien stated that the Marquardts have one more meeting with ARC then they'll go to the Village Board in March or April.

Planner's Report

Mr. O'Brien stated there were no petitions for next meeting (24th), so there will be no meeting. For March 9 there is nothing yet, but there are a couple of cases out there (Barrington Bank and Trust expansion and Village initiated cases).

Ms. Bush asked about March 23.

Mr. O'Brien said they will probably have a case at that meeting. Asked if they were wanting to take some time for spring break. Said he thinks they will have at least 1 petition.

Mr. Larsen asked if Corporate Marathon Oil was involved in the chains on Northwest Highway.

Mr. O'Brien said he didn't think so, explained that the individuals working on the project are the ones who did the Shell Station across the street.

Adjournment

Mr. Larsen moved to adjourn the meeting. Mr. Burroughs seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Erin Emerick, Recording Secretary

Anna Bush, Chairperson
Plan Commission